

Chapter 17.16 Performance Standards

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1716.010 - Access

Every structure or use shall have frontage upon a public street or permanent means of access to a public street by way of a public or private easement or recorded reciprocal (mutual) access agreement, consistent with state law, as determined appropriate by the Director. Driveways shall be developed in compliance with the standards in Section 17.18.120. Efforts shall be made to keep driveway length to a minimum.

17.16.020 - Accessory Residential Uses and Structures

Accessory buildings and structures are permitted or conditionally permitted in any residential district, as specified by the regulations set forth in this section. Accessory buildings may be constructed either at the same time as the main structure or subsequent to the main structure. When an accessory building is attached to the main building, it shall be considered a part of the main building and all requirements of this chapter applicable to the main building shall be complied with as for a single structure. Accessory buildings and structures include, but are not limited to detached garages, greenhouses, swimming pools, workshops, and patio covers.

A. General Requirements. All accessory buildings or structures are subject to the following standards, except where other requirements are established by other provisions of the section or chapter.

1. **Lot Coverage.** A single accessory building or structure shall not occupy more than thirty (30) percent of the required rear yard area, nor shall all such buildings or structures collectively occupy more than forty (40) percent of the required rear yard area. The required rear yard area is defined as that area of the property between the rear property line and the required rear yard setback line

for the main building. The total coverage for all buildings, including the main or principal building and all accessory buildings or structures, shall not exceed fifty (50) percent of the lot. An uncovered patio, deck, in-ground pool or spa, water-shedding patio cover (no more than two sides enclosed), or barbecue area shall be excluded from lot coverage calculations.

2. Setbacks and Height Limitations:

- a. Accessory buildings or structures of one hundred twenty (120) square foot or less of area and not exceeding eight (8) feet in height must be set back from the rear or side property line a minimum of one (1) foot six (6) inches.
- b. Accessory buildings or structures greater than one hundred twenty (120) square feet of area or greater than eight (8) in height, but not exceeding fifteen (15) feet in height, must be setback from the rear and side property lines a minimum of three feet as measured from the wall or eave of the accessory structure, whichever is closer to the property line.
- c. Accessory buildings or structures exceeding fifteen (15) feet in height are subject to Conditional Use Permit approval by the Planning Commission. The Commission may conditionally approve or deny a use permit for an accessory building or structure if it finds that said building or structure may have a demonstrated reduction of privacy on adjoining properties, a negative aesthetic effect on adjoining properties, a reduction in air flow onto adjoining properties, or the shading of an adjoining property that may reduce vegetative use or solar access of said property.
- d. All accessory buildings or structures shall be a minimum of ten (10) feet from the main building and five (5) feet from any other accessory buildings or structures on the same property.

3. Building Locations:

- a. No accessory building or structure shall project beyond the inner line of the required or existing front yard on an adjoining parcel, where the rear lot line adjoins the front yard of the adjoining parcel.
- b. An accessory building or structure shall not occupy the required front yard
- c. An accessory building or structure shall not occupy the required street side yard on a corner lot.

B. Standards for specific accessory uses and structures. The following requirements apply to the specific types of accessory structures listed, in addition to the requirements of Subsection A above, as applicable.

1. **Breezeways.** A breezeway may be permitted to provide shelter between an accessory building and a main building. A breezeway is a covered passageway which does not exceed ten feet in width and which has a least one side open, exclusive of necessary supporting columns.
2. **Garages.** A garage for a single-family dwelling in the residential and mixed use zoning districts shall comply with the following requirements. A garage for a multi-family project shall comply with the site development standards for the applicable zoning district and general development requirements of Section 17.18.030.

- a. Limitation on number. Except in the RE and R1 zoning districts, a single parcel shall have only one attached or detached garage or for second units where standards for setbacks and lot coverage can be met.
 - b. Setback requirements.
 - 1) Front setback. Garages shall comply with the garage front setback requirements of the applicable zoning district.
 - 2) Side setbacks. A garage shall be set back a minimum of five feet from side property lines, except that the Planning Commission may authorize a zero side setback abutting a property line where the adjacent property owner has granted a maintenance easement, provided that the garage is located at least eight feet from the opposite side property line, and the maintenance easement is first reviewed and approved by the City.
 - 3) Rear setback. An attached garage shall comply with the rear setback requirements of the applicable zoning district. A detached garage shall be set back a minimum of five feet from the rear property line where vehicles access the garage from the front of the lot, and shall be located a minimum of 25 feet from the opposite side of the alley where accessed from an alley.
 - c. Facade width. The facade of any garage facing a street shall not exceed a width of 25 feet.
3. **Remodel of accessory and non-habitable building areas to habitable area(s):** The remodel of the non-habitable portion of a building such as a carport or garage to a habitable area is permitted in a residential zoning district, as specified by the regulations set forth in this section.
- a. Any portion of the structure remodeled to habitable space shall comply with side, front and rear yard setbacks for the main house.
 - b. The portion of the building altered to a living area shall comply with California Building Code requirements for a residential occupancy.
 - c. The addition of a second kitchen is prohibited.
 - d. The use of the remodeled area as a second unit is prohibited unless a permit for an accessory second unit is secured in compliance with the requirements for Secondary Residential Units in this section.
 - e. The use of a remodeled accessory structure for a business is prohibited unless a Conditional Use Permit for a Home Occupation is approved by the Planning Commission.
 - f. A building permit and approved Final Occupancy inspection is required prior to occupancy of the converted area as a habitable space.
 - g. The fire requirements for the entire house or building shall be included in the remodel.
4. **Additional Requirements for a garage remodel:** The following supplemental requirements apply to the remodel of a garage or carport to habitable space.
- a. Two off-street parking spaces shall be maintained on site.

- b. If the two off-street parking spaces are in a different location other than the existing driveway, the existing driveway and drive approach shall be replaced with landscaping and a standard curb.
- c. If the two off-street parking spaces are in front of the former garage, but the driveway length exceeds twenty (20) feet, the space between the end of the twenty (20) foot driveway and the wall of the house shall be landscaped the width is 18 inches or more.
- d. The entire garage or carport shall be remodeled to habitable space.
- e. The enclosure for a carport that faces the street or the roll-up garage door shall be replaced with a façade that is consistent with the front elevations, building materials and colors of the residence. The addition of a window, porch or other visual elements shall be required to avoid blank walls and to promote natural surveillance.
- f. The conversion of a garage attached to a residence shall be designed and continuously maintained as part of the circulation of the residence.